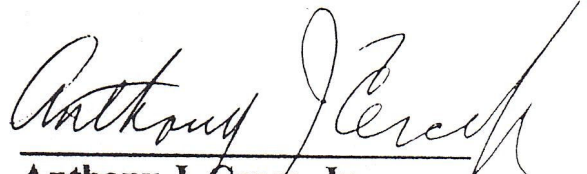


CLIFF HOUSE CONDOMINIUM

TO: All Unit Owners
SUBJECT: Brite Realty – Management Agreement
DATE: August 17, 2005

The attached document was initiated by Treasurer Martha Thornley and Brite Management and approved by a majority of Council members.

Basically, this is an Amendment to the current agreement we have with our management company. It allows them to draw checks from our reserve accounts only after written approval by two Council officers on the original invoices prior to payment. The Code of Regulations allows Council to delegate this function to our professional management company; however, the President is ultimately responsible to the unit owners for management's performance.


Anthony J. Cerce, Jr.
President
Cliff House Council

EIGHTH RIDER TO MANAGEMENT AGREEMENT

THIS AGREEMENT made this 10th day of August, 2005 by and between The Cliff House Condominium Association through its Condominium Council (hereinafter called the "Council") and Brite Realty Services, Inc. (hereinafter called the "Manager").

WHEREAS, the Council and Manager entered into a Management Agreement dated June 1, 1997 and amended by First Rider to Management Agreement dated September 21, 1998 and amended by Second Rider to Management Agreement dated February 28, 2000 and amended by Third Rider to Management Agreement dated February 28, 2001 and amended by Fourth Rider to Management Agreement dated February 25, 2002 and amended by Fifth Rider to Management Agreement dated February 25, 2003 and further amended by Sixth Rider to Management Agreement dated April 26, 2004 and further amended by a Seventh Rider to Management Agreement dated April 25, 2005 (hereinafter called "Agreement") covering certain property at 2016 Naamans Road, Wilmington, DE (hereinafter called the "Premises").

WHEREAS, the Council and Manager mutually agree to amend the Management Agreement effective the date of this Agreement.

All terms and conditions will remain in effect with the following exceptions:

1. Additional Bank Accounts
Capital Reserve Funds - WSFS Market Index Savings Account (498072990)
Escrow Account - WSFS (0207717513)
Special Reserve Account (\$167K) - Citizens Bank (8200198063)
Special Reserve Account Business Money Market (\$462K) - WSFS (208230680)
2. Manager shall forward the original invoice, for the Additional Bank Accounts to a Designated Member of Council, or a designated alternate in their absence, for written approval on the invoice prior to payment. Manager is not responsible for delays or delinquencies incurred in payments as a result of delayed Council approvals.
3. After written approval is received by any two of the three named appointees:
 - i. President
 - ii. Treasurer
 - iii. SecretaryManager will process the check for payment.
4. Each month Treasurer will receive copy of Bank Statements for the Additional Bank Accounts.
5. As part of regular monthly reporting per Management Agreement, Additional Bank Accounts will also be included in Manager's monthly reporting.

IN WITNESS WHEREOF, the parties hereto have affixed and to be affixed their respective signatures the 10th day of August, 2005.

Witness:

Louie D. Fisher

Cliff House Condominium

Anthony J. Cerech
President

Witness:

Diane Skelton

Heidi Dietz - SECRETARY

Margaret Thourley
Treasurer

Witness:

Theresa Deun

Brite Realty Services, Inc.

Ralph A. Magratta
Ralph A. Magratta, CPM®
Principal